Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	The new information includes a representation response. It is considered that the rebuttal does not alter the original assessment. The site is seeking to develop a piece of existing farmland in the greenbelt. This section of greenbelt between Histon and Girton is valued strongly for it's purpose of maintaining separation between Histon, Girton and Cambridge. Development, however small, would undermine this valued rural character.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Wide and local views are limited due to boundary planting and low-lying topography. However, amenity views are high particularly from the south west of the site. Development upon this site would have a significant adverse impact to the rural landscape character. A significantly reduced development with landscape measures could be acceptable.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	Green
Biodiversity and Geodiversity Officer Comments 2023	No additional information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.

Biodiversity and Geodiversity Guideline Comments 2023	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Green
Historic Environment Comments 2023	The additional information has not changed the view that development of this site would not impact on any heritage assets. There are none close to this site.
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Not likely to have an impact on heritage assets. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located to the south east of the historic village core
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-

Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in principle, subject to detailed design at a planning application stage.
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	Green
Transport and Roads Guideline Comments 2023	Based on the nature and scale of the proposed development, there are no substantial roads and transport impacts identified at this stage.
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	New information provided has not changed the assessment. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. Detailed site specific assessments will be required for any future planning applications at this location.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	Green

Air Quality Officer Comment 2023	The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site does not lie within an AQMA and there will be minimal traffic impact on AQMA.
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	Green
Contaminated Land Officer Comments 2023	The new information has been reviewed but the assessment of the site remains unchanged. This site is considered suitable as there is no history of development.
Contaminated Land RAG Assessment 2021	Green
Contaminated Land Officer Comments 2021	No prior history of development.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A14 CNB
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history

When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	27
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



## Land east of recreation ground, Girton assessment



#### A map of Land east of recreation ground, Girton

Site information	-
Site ID	115565
HELAA Site ID	40194
Suitable Site Area (ha)	3.52
Ward/Parish	Girton
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	105
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 30 year event. 7% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Development upon this site would have a significant adverse impact to the rural landscape character and the erosion of the separation between Girton, Histon/Impington and Cambridge.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Green

Biodiversity and Geodiversity Officer Comments 2021	Consultation with Natural England unlikely to be required for residential allocation. No designated sites nearby. Appears to be deciduous woodland/orchard or marshland/mosaic habitat with boundary hedgerows which may be Habitats of Principal Importance/priority habitat and/or of high ecological value. Northern area of site may be of lower ecological value. Roosting bats may be present in buildings and trees (if suitable). Farmland bird populations may be present.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Potential impact to wider setting of listed church. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Finds of Iron Age and Saxon date are recorded in the vicinity.
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-

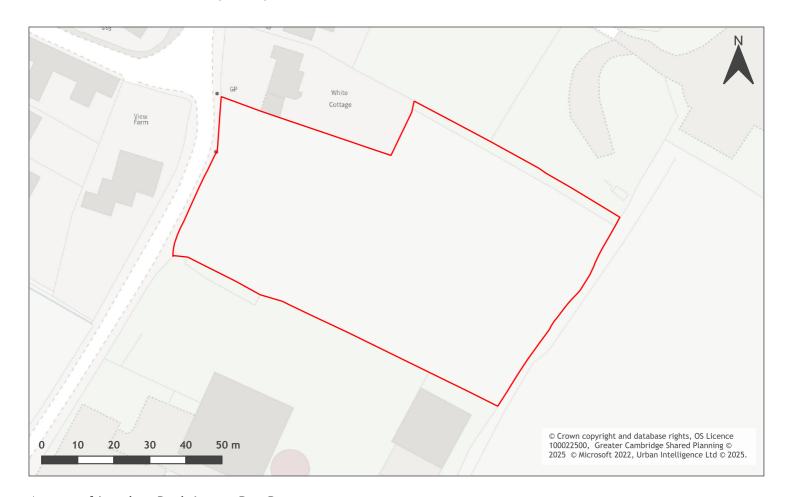
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site is acceptable in principle subject to detailed design considerations and appropriate mitigation if necessary. There are potential noise impacts from the nearby school that will need assessment and possibly mitigated
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.

Contaminated Land RAG Assessment 2025 Contaminated Land Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Arber Assessment 2021 Contaminated Land RAG Arber Assessment 2021 Contaminated Land Officer Comments 2021 Officer Comments 2021 Contaminated Land Officer Comments 2021 Officer Comments 2021 Officer Comments 2021 Contaminated Land Officer Comments 2021 Officer Officer Officer Officer Officer		
Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land Assessment 2021 Contaminated Land Assessment 2021 Contaminated Land Assessment 2021 Contaminated Land Assessment 2021 Contaminated Land Officer Comments 2021 Contaminated Land Assessment 2021 Contaminated Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Who Agricultural Land Land Classification Who Agricultural Land Land Classification Who Agricultural Land Land		-
Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment Z021 Contaminated Land RAG Assessment Z021 Contaminated Land RAG Assessment Z021 Previous agricultural land use. Potential for historic contamination, conditions required.  Red Classification Grade 1 Previous agricultural land use. Potential for historic contamination, conditions required.  Red Classification Grade 1 Previous agricultural land use. Potential for historic contamination, conditions required.  Red Classification Grade 1 Previous agricultural land Classification Grade 2 Previous agricultural Land Classification Grade 3 Previous Agricultural Land Classification Grade 4 Previous Agricultural Land Classification Non Agricultural Land Classification Non Agricultural Land Classification Urban Previous Berlin Land Urban Previous		-
Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Coverall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification When Agricultural Land Classification Grade 5 Agricultural Land Classification Grade 6 Agricultural Land Classification Grade 7 Agricultural Land Classification When Agricultural Land Classification When Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has confirmed that the site is available for development? Is there planning permission to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will be developed?  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.		-
Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 3 Agricultural Land Classification William Score Further Constraints Agricultural Land Classification Grade 3 Agricultural Land Classification William Score Further Constraints Agricultural Land Classification William Score Further Constraints Agricultural Land Classification William Score Further Constraints Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will be developed?  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.		-
Officer Comments 2021 conditions required.  Overall Suitability Score Red  Further constraints .  Agricultural Land Classification Grade 1  Agricultural Land Classification Grade 3  Agricultural Land Classification Grade 3  Agricultural Land Classification Grade 4  Agricultural Land Classification Grade 4  Agricultural Land Classification Non Agricultural Land Classification Urban  Source Protection Zone   Highways England Zones   Available   Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available RAG   Available RAG   Available RAG   Green  Achievable   Is there a reasonable prospect that the site will be developed?  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.		Amber
Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agr		
Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Von Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? When will the site be available RAG Achievable Is there a reasonable prospect that the site will be developed?  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.	Overall Suitability Score	Red
Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner and/or site promoter who has confirmed that the site is available for development? Are there known legal or ownership impediments to develop.  Are there planning permission to develop the site? When will the site be available For development? Available RAG Achievable Is there a reasonable prospect that the site will be developed?  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.	Further constraints	-
Classification Grade 2 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available RAG Achievable Is there a reasonable prospect that the site will be developed?  The land has been promoted by the landowner and or developer and in a propriate density.  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.	5	0
Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available  Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site?  When will the site be available for development?  Available RAG Achievable  Is there a reasonable prospect that the site will be developed?  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.		100
Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will be developed?  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.		0
Classification Non Agricultural Land Classification Urban 0 Source Protection Zone Highways England Zones Available - The site was submitted by the landowner and/or site promoter who has expressed an intention to develop?  Are there known legal or ownership impediments to development? Is there planning permission to develop the site?  When will the site be available for development?  When will the site be available for development?  Available RAG Green  Achievable - The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.	•	0
Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? When will the site be available RAG Achievable Is there a reasonable prospect that the site will be developed?  The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.  No  No  O-5 Years  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.	Classification Non	0
Available  Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  Available RAG  Achievable  Is there a reasonable prospect that the site will be developed?  Are there known legal or ownership impediments to develop the site?  No  O-5 Years  Available RAG  Achievable  Is there a reasonable prospect that the site will be developed?  The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.  No  O-5 Years  The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.  No  The site was submitted by the landowner and or development and in the timescales indicated.  The site was submitted by the landowner and or development and in the timescales indicated.  The site was submitted by the landowner and or development and in the timescales indicated.	5	0
Available  Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  Available RAG  Achievable  Is there a reasonable prospect that the site will be developed?  The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.  No  Oo  Oomership impediments to develop the site?  No relevant recent planning history  O-5 Years  O-5 Years  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.	Source Protection Zone	0
Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  When will the site be available for development?  Available RAG  Achievable  Is there a reasonable prospect that the site will be developed?  The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.  No  No  O-5 Years  Green  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.	Highways England Zones	A14 CNB
developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  When will the site be available for development?  Available RAG  Achievable  Is there a reasonable prospect that the site will be developed?  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.	Available	-
ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  Available RAG  Achievable  Is there a reasonable prospect that the site will be developed?  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.	developer or landowner who has expressed an	confirmed that the site is available for development in the timescales
permission to develop the site?  When will the site be available for development?  Available RAG  Achievable  Is there a reasonable prospect that the site will be developed?  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.	ownership impediments	No
available for development?  Available RAG  Achievable  Is there a reasonable prospect that the site will be developed?  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.	permission to develop the	No relevant recent planning history
Achievable  Is there a reasonable prospect that the site will be developed?  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.	available for	0-5 Years
Is there a reasonable prospect that the site will be developed?  The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.	Available RAG	Green
prospect that the site will known to be available for development. The site has a low existing use be developed? value and residential development is likely to be economically viable at an appropriate density.	Achievable	-
Achievable RAG Green	prospect that the site will be developed?	known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at
	Achievable RAG	Green

Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	85
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



## Land at Park Lane, Dry Drayton assessment



#### A map of Land at Park Lane, Dry Drayton

Site information	-
Site ID	115566
HELAA Site ID	40530
Suitable Site Area (ha)	0.61
Ward/Parish	Girton
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	15
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 12% lies in a 1 in 30 year event. 6% lies in a 1 in 100 year event. 18% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Development of this site, to the east of the village will introduce development into an area characteristic of the Landscape character of the area and therefore causing harm. The development of the site also would have a harmful impact on the surrounding NCA and alter the character of the village approach as well as the surrounding countryside
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-

Die diversity variety	A walk and
Biodiversity and	Amber
Geodiversity RAG Assessment 2021	
	All parts barrates describes as a constant of
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Grasslands, hedges and trees on site are likely to have ecological value and may qualify as Habitats of Principal Importance. Ponds in close proximity (within 250m) with known great crested newt populations. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
	·
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Red
Historic Environment Comments 2021	The site and its access are both key aspects of the settings of View Farm and White Cottage. Development on this site would be impossible to accommodate without compromising to a serious degree the quiet rural setting of the listed buildings, including views from and containing the buildings, and negatively affecting the historic character of this part of Dry Drayton.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in the medieval village core to the east of the earthworks of the shrunken medieval village
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-

Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-

AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	100
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A14 West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	

Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	17
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



## Land on the north side of Madingley Road, Dry Drayton assessment



#### A map of Land on the north side of Madingley Road, Dry Drayton

Site information	-
Site ID	115567
HELAA Site ID	55106
Suitable Site Area (ha)	2.48
Ward/Parish	Girton
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Residential or Non-Residential
Proposed employment floorspace (m2)	12500
Proposed residential capacity	20-30
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 64% lies in a 1 in 30 year event. 20% lies in a 1 in 100 year event. 14% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site would be isolated and considerably distant from the main settlement of Dry Drayton. The eastern edge of Dry Drayton plays an important role in retaining the separation between Cambridge and the village and therefore is not appropriate for development
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Amber

Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Species data shows that there are great crested newts recorded in a pond to the west, there is a brook adjacent to the eastern boundary that will also require survey and probably mitigation. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, scrub, standing trees, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and
	developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Cropmarks of probable prehistoric enclosures known in the vicinity
Accessibility RAG Assessment 2025 - Automated	Red
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	
Site Access RAG Assessment 2025	-

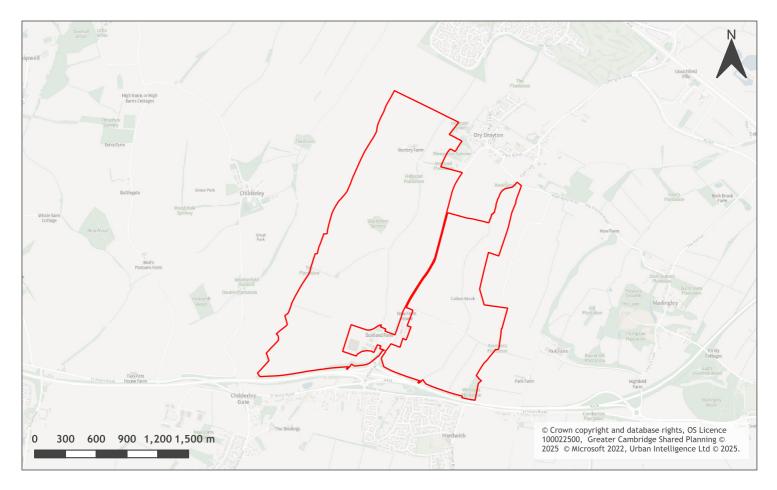
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green

Air Quality Officer	Site does not lie within an AONA Alinimal traffic impact on AONA
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	100
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A428, A14 West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential or non-residential development is likely to be economically viable at an appropriate density.

Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	59
Estimated employment space (m2)	12500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



## Scotland Farm (East & West), Scotland Road, Dry Drayton assessment



#### A map of Scotland Farm (East & West), Scotland Road, Dry Drayton

Site information	-
Site ID	115569
HELAA Site ID	56252
Suitable Site Area (ha)	388.69
Ward/Parish	Girton
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	New Settlement / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Mixed Use
Proposed employment floorspace (m2)	100000
Proposed residential capacity	6200
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	A Preliminary Flood Risk Assessment Report, Prepared on behalf of Dry Drayton Estate Ltd & Hallam Land Management by Brookbanks has been submitted. Based on this new information, the site assessment scoring remains Amber as although the is largely in flood risk zone 1, the site contains an area in flood zone 2/3 and areas of high/medium surface water flood risk adjacent to two watercourses which cross the site.
Flood Risk RAG Assessment 2023	Amber
Flood Risk Officer Comment 2023	A Preliminary Flood Risk Assessment Report, Prepared on behalf of Dry Drayton Estate Ltd & Hallam Land Management by Brookbanks has been submitted. Based on this new information, the site assessment scoring remains Amber as although the is largely in flood risk zone 1, the site contains an area in flood zone 2/3 and areas of high/medium surface water flood risk adjacent to two watercourses which cross the site.
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	Additional information has been submitted including a masterplan and LVA. The masterplan indicates that substantial planting, open space and green infrastructure would help mitigate the impact of the mixed use development on the surrounding area in terms of views and screening and provision of new planting. However the wider impact of developing the land between Hardwick and Dry Drayton and extending built form into the open countryside towards Bar Hill would not be mitigated and so the RAG, in terms of impact on landscape, remains Red.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Although not physically joining with the village of Dry Drayton it would appear as an extension to the small village and have a significant adverse impact to the settlement and landscape character. Development would be permanent, an encroachment into the countryside and an urbanisation of the rural landscape. Even with a significant reduction in residential numbers and landscape mitigation measures the proposed development would still have an adverse impact to the landscape character and views.
Biodiversity and Geodiversity RAG Assessment 2025	-

Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	Amber
Biodiversity and Geodiversity Officer Comments 2023	An Extended Phase 1 Habitat survey and detailed hedgerow survey has been provided. The assessment has confirmed that hedgerows, ponds and lowland deciduous woodland Priority habitat is present within the site. Further consideration will be required for Protected Species. Protected species licences will likely be required, as well as off-site compensation for farmland birds. The ecology report suggests there will be no recreational impacts of the development upon nearby SSSI's, but the scheme still requires consultation with Natural England and potentially mitigation measures will need to be introduced. As a result, the scoring has been updated. A 10% net gain in biodiversity is likely to be obtained for the scheme across the wider site, based on the biodiversity metric calculations.
Biodiversity and Geodiversity Guideline Comments 2023	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently agricultural land with potential to support protected species, including scarce farmland birds.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Amber
Historic Environment Comments 2023	The Historic Environment Desk Based Assessment has been taken into consideration, however the comments remain the same as there is little detail regarding heights, and therefore impact on the setting of the heritage assets, submitted. (It should also be noted that the Church of St Peter and St Paul at Dry Drayton is grade II* and not grade II as shown in the Previous Assessment.) Without more details the assessment should remain the same.
Historic Environment RAG Assessment 2021	Amber

Historic Environment Comments 2021	The North end of this very large site approaches Dry Drayton village and is close to listed buildings including the Grade II listed church. Development in this part of the site could cause harm to the settings of these buildings; however, the harm could be reasonably mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Extensive settlement of Iron Age and Roman date is recorded in the area
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in principle, subject to detailed design at a planning application stage.
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	Amber

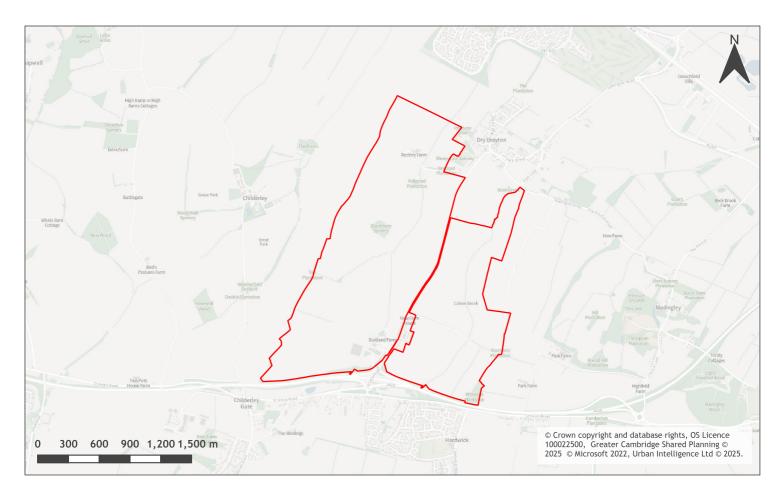
Transport and Roads Guideline Comments 2023	Based on the additional information provided the assessment score remains amber. The site would be dependent on delivery of the proposed Cambridge to Cambourne route. The proposed Travel Hub at Scotland Farm is located within this site therefore this land would need to be safeguarded. The site will need to provide high quality non-motorised user and enhanced Passenger Transport routes linking to Cambridge, St Neots and surrounding areas. It is likely that improvements will be needed to the A428 and junction with Scotland Road. Will require a robust Travel Plan.
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	New information provided has not changed the assessment. The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The preliminary noise assessment confirms detailed assessment will be required at the detailed design stage. Detailed site specific assessments will be required for any future planning applications at this location.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	Amber
Air Quality Officer Comment 2023	The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation.
AQMA RAG Assessment 2021	Amber
Air Quality Officer Comment 2021	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contaminated Land RAG Assessment 2025	-

Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site with the potential for historic contamination and planning conditions will be required.
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	96.77
Agricultural Land Classification Grade 3	3.23
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A428
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.
Achievable RAG	Green

Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	5830
Estimated employment space (m2)	100000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



# Scotland Farm, Dry Drayton assessment



#### A map of Scotland Farm, Dry Drayton

Site information	-
Site ID	115570
HELAA Site ID	51608
Suitable Site Area (ha)	398.31
Ward/Parish	Girton
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Non-Residential
Proposed employment floorspace (m2)	46450
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	A Preliminary Flood Risk Assessment Report, Prepared on behalf of: Dry Drayton Estate Ltd & Hallam Land Management By: Brookbanks has been submitted. The FRA relates to a wider site and includes site 51608. Based on this new information, the site assessment scoring remains Amber as the site contains an area at northeast side of the site, adjacent to a watercourse, at high risk of surface water flooding, which would require some form of mitigation.
Flood Risk RAG Assessment 2023	Amber
Flood Risk Officer Comment 2023	A Preliminary Flood Risk Assessment Report, Prepared on behalf of: Dry Drayton Estate Ltd & Hallam Land Management By: Brookbanks has been submitted. The FRA relates to a wider site and includes site 51608. Based on this new information, the site assessment scoring remains Amber as the site contains an area at northeast side of the site, adjacent to a watercourse, at high risk of surface water flooding, which would require some form of mitigation.
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	Additional information has been submitted to support the representation and which alter the scale of the development to that of a new settlement that would create an agglomeration between Bar Hill, Dry Drayton, Hardwick and Caldecote.  The resulting development would unalterably and negatively impact the rural Landscape character of the area and therefore, based on this much larger site, the assessment scoring has been altered to Red.
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	This is a large site outside the Development Framework Boundary. The proposed non-residential use would be appropriate for the commercial site and surroundings. Units should be in keeping with the general low density development in the area; however, this may be difficult to achieve given the size of the site, without the implementation of landscape mitigation measures. Retention of trees and hedgerows is required, and a significant landscape buffer must be implemented along the southern boundary of the southern parcel to reduce the noise impact from the A428.
Biodiversity and Geodiversity RAG Assessment 2025	-

Biodiversity and	
Geodiversity Officer	
Comments 2025	
Biodiversity and	-
Geodiversity Guideline	
Comments 2025	
Biodiversity and	Amber
Geodiversity RAG	
Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	An Extended Phase 1 Habitat survey and detailed hedgerow survey has been provided. The assessment has confirmed that hedgerows, ponds and lowland deciduous woodland Priority habitat is present within the site. Further consideration will be required for Protected Species. Protected species licences will likely be required, as well as off-site compensation for farmland birds. The ecology report suggests there will be no recreational impacts of the development upon nearby SSSI's, but the scheme still requires consultation with Natural England and potentially mitigation measures will need to be introduced. A 10% net gain in biodiversity is likely to be obtained for the scheme across the wider site, based on the biodiversity metric calculations.
Biodiversity and Geodiversity Guideline Comments 2023	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	Any development likely to result in air pollution or resulting in air pollution, large-scale composting or combustion would require consultation with Natural England. Boundary hedgerows and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protection or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 500m to south.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Green
Historic Environment Comments 2023	The amended site boundary does not alter the assessment rating previously applied as development is not considered to have a detrimental impact on any designated or non-designated heritage assets.
Historic Environment RAG Assessment 2021	Green

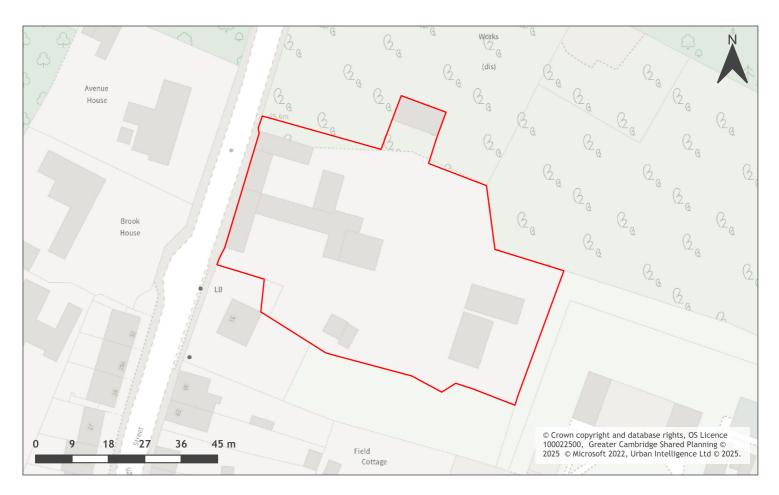
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Desk Based Assessment suggests evaluation, but extensive and intensive nature of the archaeology in this area is likely to substantially constrain the potential for development. On this basis the site is now changed to Amber as whilst some limited development may be possible, there is evidence of archaeology in the area that will require further investigation.
Archaeology RAG Assessment 2021	Red
Archaeology Officer Comment 2021	Cropmarks show extensive multi period remains throughout the area
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Red
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	Amber
Transport and Roads Guideline Comments 2023	Based on the amended proposal the assessment score remains amber. The site will need to consider the implementation of high quality non-motorised user and enhanced Passenger Transport routes linking to Cambridge, and surrounding areas. Improvements to the A428 and local junctions would be required. Will require a robust Travel Plan.

Transport and Roads RAG Assessment 2021	Green
Transport and Roads Guideline Comments 2021	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	New information provided has not changed the assessment. The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Detailed site specific assessments will be required for any future planning applications at this location.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	Green
Air Quality Officer Comment 2023	The amended site boundary has been reviewed but the assessment remains unchanged since the original assessment. The site does not lie within an AQMA and there will be minimal impact on AQMA.
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Not suggested for residential use therefore likely low traffic impact on AQMA
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	Green
Contaminated Land Officer Comments 2023	The amended site boundary has been reviewed but the assessment is unchanged. This site is considered suitable as there is no history of development.
Contaminated Land RAG Assessment 2021	Green
Contaminated Land Officer Comments 2021	No prior history of development.
Overall Suitability Score	Red

Further constraints	-
Agricultural Land	0
Classification Grade 1	
Agricultural Land Classification Grade 2	96.85
Agricultural Land Classification Grade 3	3.15
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A428
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	-
Residential capacity at prevailing density	-
Estimated employment space (m2)	46450
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



## Land at Burnt Farm, High Street, Madingley assessment



#### A map of Land at Burnt Farm, High Street, Madingley

Site information	-
Site ID	115571
HELAA Site ID	40057
Suitable Site Area (ha)	0.38
Ward/Parish	Girton
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	10-12
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 8% lies in a 1 in 100 year event. 14% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Green
Landscape Comment 2021	With sympathetic landscape mitigation measures development upon this site would have a neutral impact to the landscape character. Typical landscape measures would include the following: new boundary planting to be encouraged to reflect the existing settlement edge, layout to be a rural approach and reflect the existing settlement characteristics.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Amber

Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are ponds in the vacuity that have records of great crested newts. There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development of the site could have a detrimental impact on adjacent listed buildings and the conservation area. Sensitive conversion of existing farm dwellings and a small development of an appropriate scale and design might be possible.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in historic village core on site of a post medieval farm
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-

Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Green
Transport and Roads Guideline Comments 2021	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by noise from nearby industrial/commercial activities, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-

AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	100
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A428
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-

Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	11
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



## Land at Home Farm, Cambridge Road, Madingley assessment



#### A map of Land at Home Farm, Cambridge Road, Madingley

Site information	
Site ID	115572
HELAA Site ID	40059
Suitable Site Area (ha)	0.51
Ward/Parish	Girton
Greenfield or Previously Developed?	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	8
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 8% lies in a 1 in 30 year event. 5% lies in a 1 in 100 year event. 20% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The is an infill site within the settlement of Madingley. At present it is a collection of both residential and large / small agricultural buildings. Development of the site would have a detrimental impact on sensitive landscapes which could be mitigated.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Amber

Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Suitability depends on siting and scale. Adjacent to Historic Park and Garden at Madingley Hall. Need to assess impact on this and consider low level barns on site which may be non-designated heritage assets. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in historic village core on site of a post medieval farm
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-